

The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, is positioned within a yellow square in the top left corner of the image.

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**FOR SALE**  
Cary, NC  
Submarket

# Infill Distribution and Operations Center for Sale

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2001 EVANS ROAD, CARY NC 27513

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ABOUT  
OXFORD UNIVERSITY PRESS  
('OUP')

# Executive Summary

Savills is pleased to offer 2001 Evans Road, Cary, North Carolina (the "Property") for sale. The Building for sale is comprised of 276,812 rentable square feet of industrial and office space situated on 18.14 acres of land in the town of Cary. The adjacent land parcel (0 Evans Road) is comprised of 5.57 acres and is currently zoned ORDP (Office Research). The building and land are being marketed for sale as a package. Both Properties are uniquely situated within the Cary Submarket at the intersection of Weston Parkway and Evans Road.

The property was originally constructed in 1990 for Oxford University Press who has used the property for its east cost distribution hub and regional office. Oxford University Press is a division of the University of Oxford. Dating back to 1478, Oxford University Press has a global presence with an objective of excellence in research, scholarship, and education by publishing worldwide.

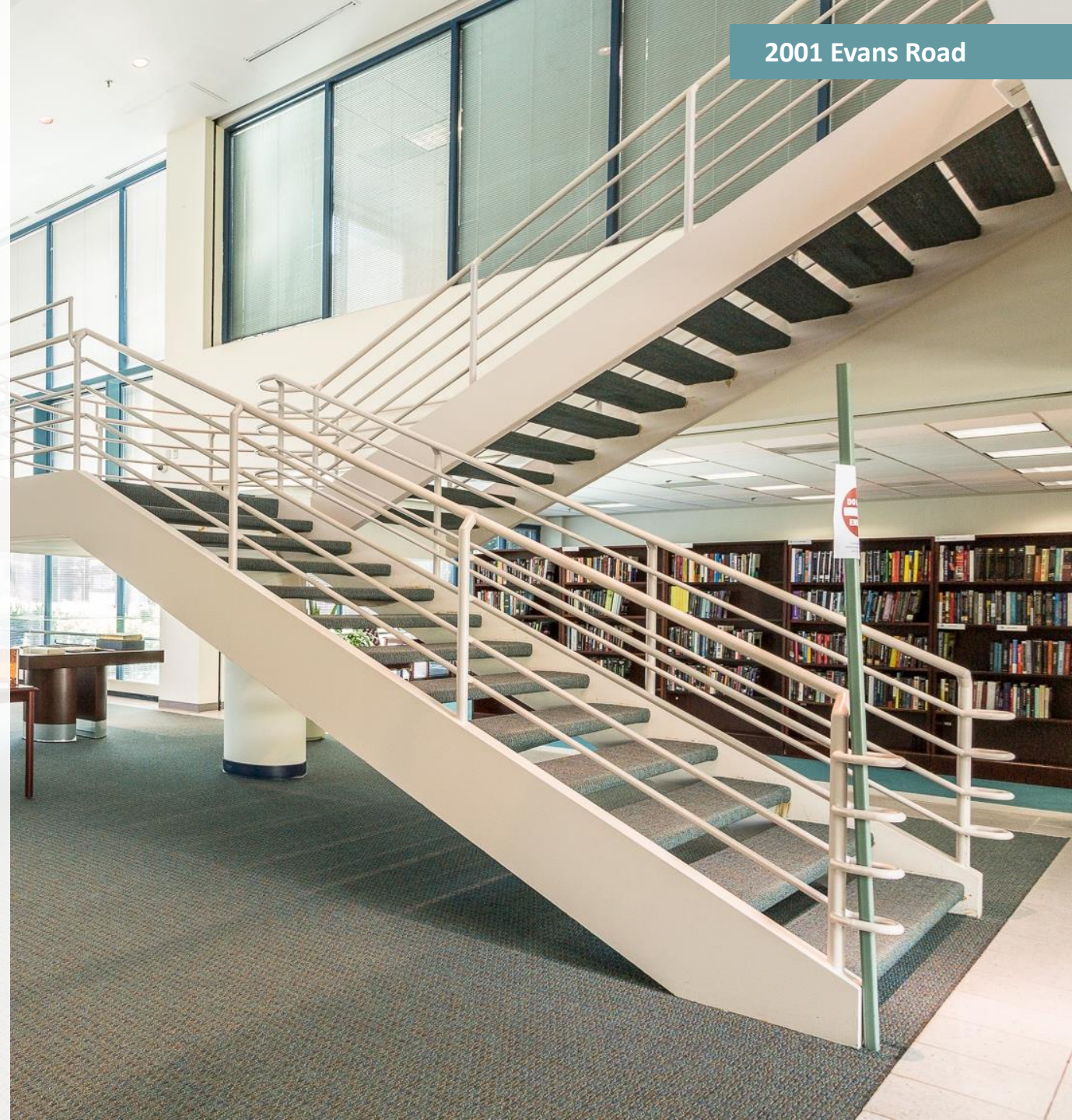
**Available for occupancy December 1, 2021**

Please contact brokers for pricing and further details.

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2001 Evans Road




# Offering Highlights


 **276,812 SF Building**  
(Office – 71,795 SF)  
(Warehouse – 205,017 SF)

 **Warehouse 100% Conditioned**  
Clear Height Min. 24'  
Clear Height Max 38'

 **5.57 Acres of  
Adjacent raw land**

 **Located 2.5 miles from the  
I-40 & Aviation Pkwy exit**

 **Cary, NC Submarket**

 **Situated between Weston Parkway  
and Evans Road**



# Property Specifications

Address:	2001 Evans Road, Cary, NC 27513
Year Built:	1990 / 1996 Expanded
Asking Price:	Call Broker for Pricing
Date Available:	December 1, 2021
Tax Pin Number:	0755748400
Available SF:	276,812 SF
Land Size:	18.14 Acres
Office SF:	71,795 SF
Parking Spaces:	270 (3.76/1,000 SF for office space)
Warehouse SF:	205,017 SF (100% conditioned)
Loading Docks:	14 loading docks, 1 drive-in
Min Clear Height: (Warehouse)	24', 10"
Max Clear Height: (Warehouse)	38', 5"

Zoning:	ORDP <a href="https://codelibrary.amlegal.com/codes/cary/latest/cary_nc/0-0-0-47749">https://codelibrary.amlegal.com/codes/cary/latest/cary_nc/0-0-0-47749</a>
Truck Court Depth:	101'
Column Spacing:	40' x 40'
Sprinkler System/Type:	Wet System, Fire Alarm
Power:	270 x 480 volt, 5,000 amps
Elevators:	Two (2) hydraulic elevators serving office portion
Roof System:	Multiple level EPDM Rubber Roof Ballasted (Firestone 45 Mil Rubber)
HVAC:	<ul style="list-style-type: none"><li>• Twelve (12) Roof Top Units</li><li>• Two (2) Roof Top Liebert Units (2)</li><li>• Two (2) Roof Top Condensers</li><li>• Two (2) Ground Level Condensers for Warehouse</li><li>• Warehouse contains additional air handling units for book storage</li></ul>
Generator:	Electrical system supported by Caterpillar Generator

# Property Specifications Cont'd

## ADJACENT LAND OVERVIEW

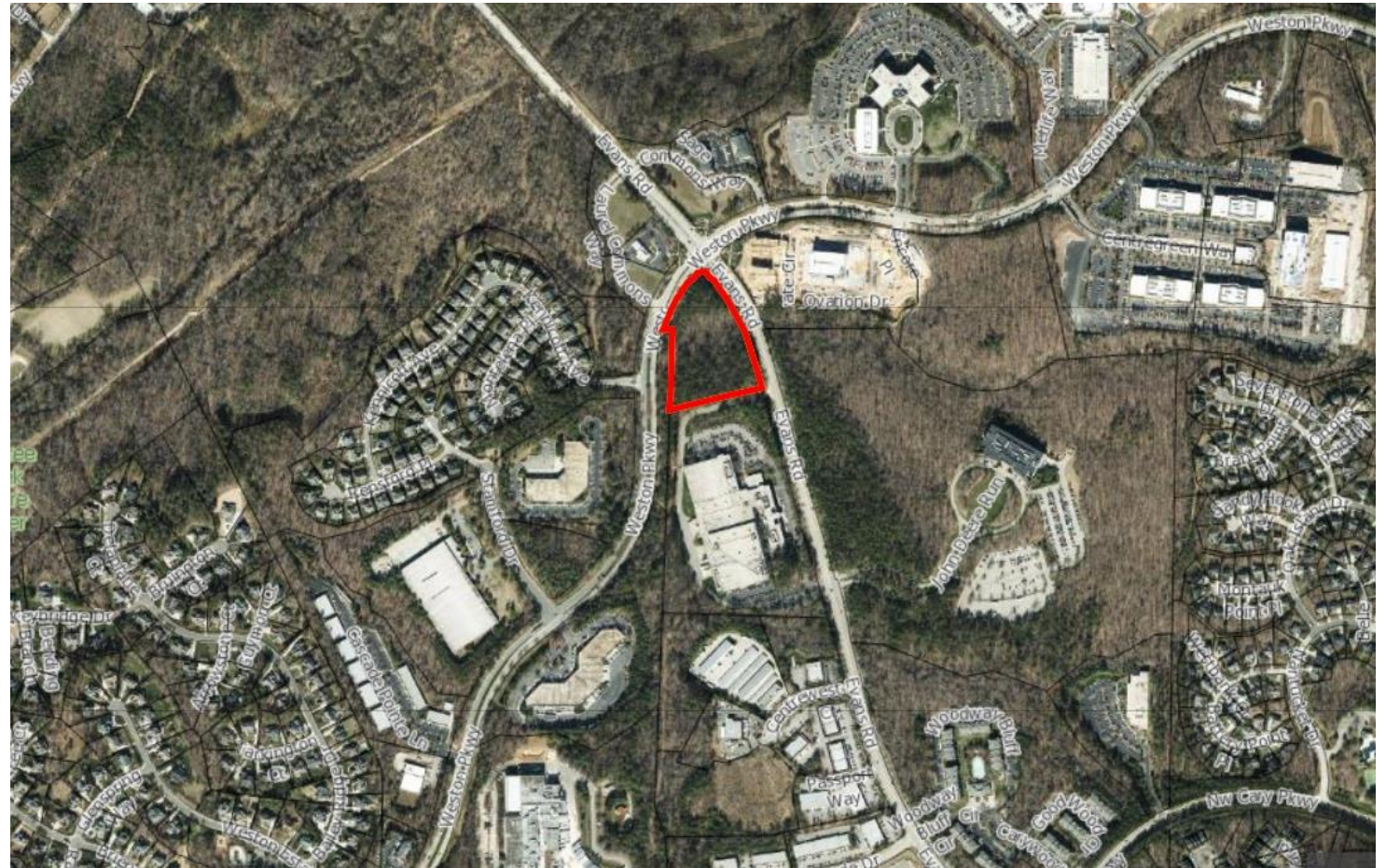
Address: 0 Evans Road, Cary, NC 27513

Asking Price: Call Broker for Pricing

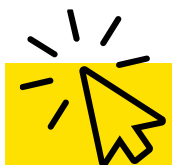
Land Size: 5.57 Acres

Current Zoning: ORDP (Office Research)  
[https://codelibrary.amlegal.com/codes/cary/latest/cary\\_nc/0-0-0-47749](https://codelibrary.amlegal.com/codes/cary/latest/cary_nc/0-0-0-47749)

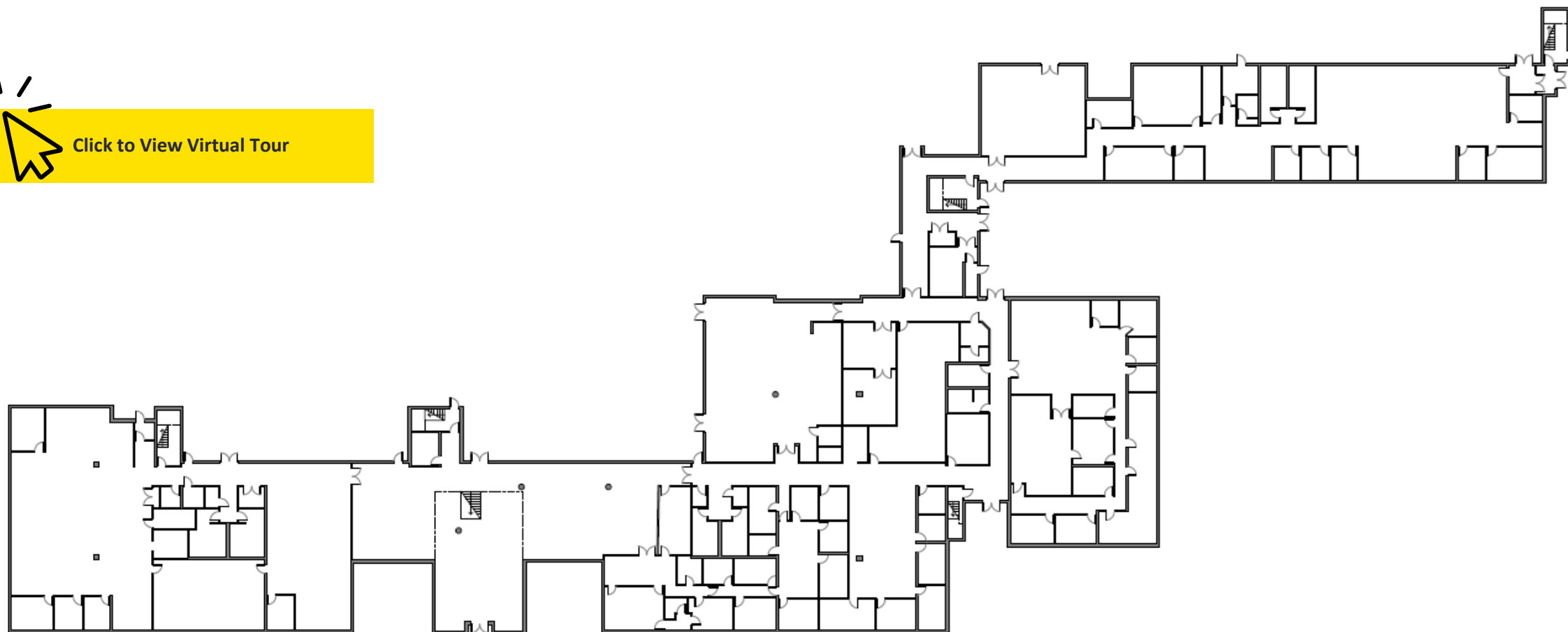
Tax Pin Number: 0755755260



# Office Floor Plans



Click to View Virtual Tour

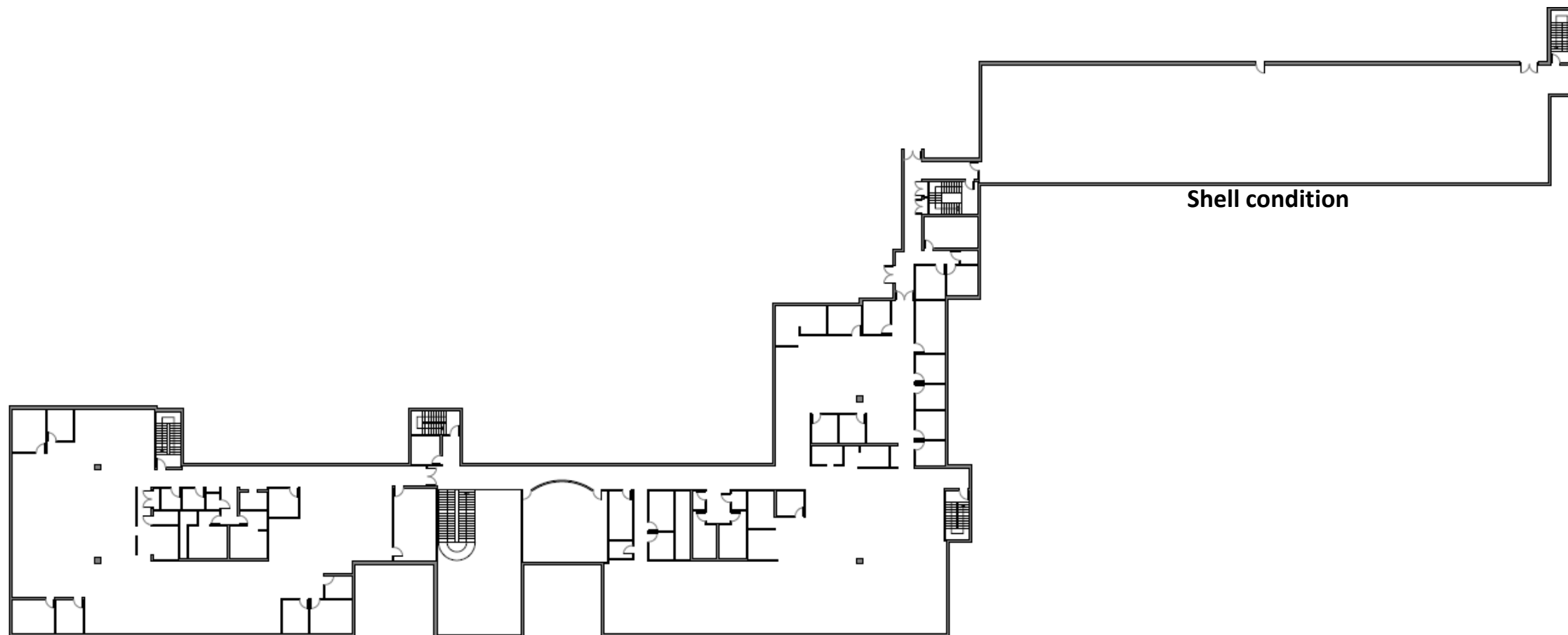


① OFFICE - LEVEL 1  
1/16" = 1'-0" 

## 1<sup>st</sup> Floor

+/- 40,488 sf

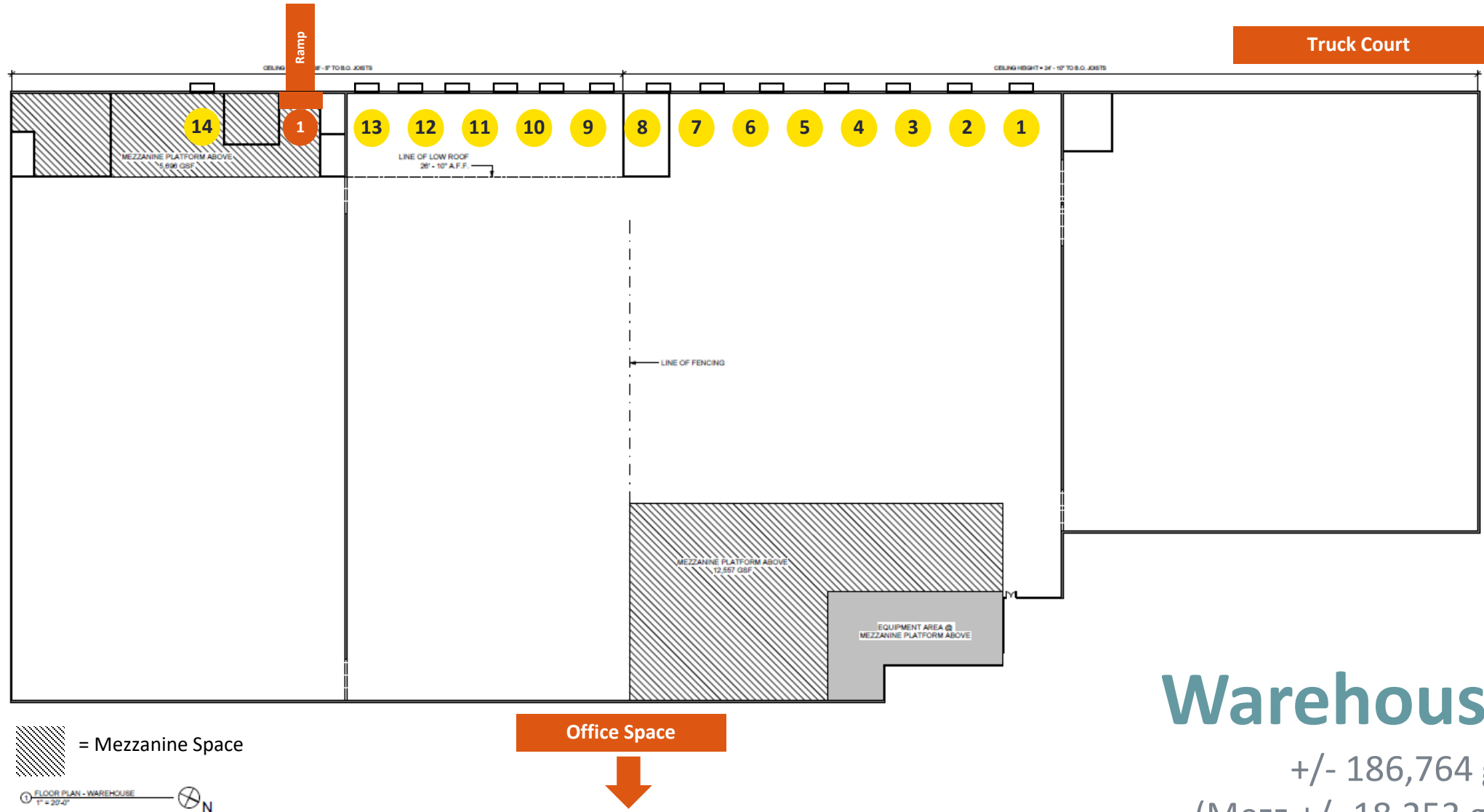
# Office Floor Plans



## 2nd Floor

+/- 31,307 sf

# Floor Plans



## Warehouse

+/- 186,764 gsf  
(Mezz +/- 18,253 gsf)

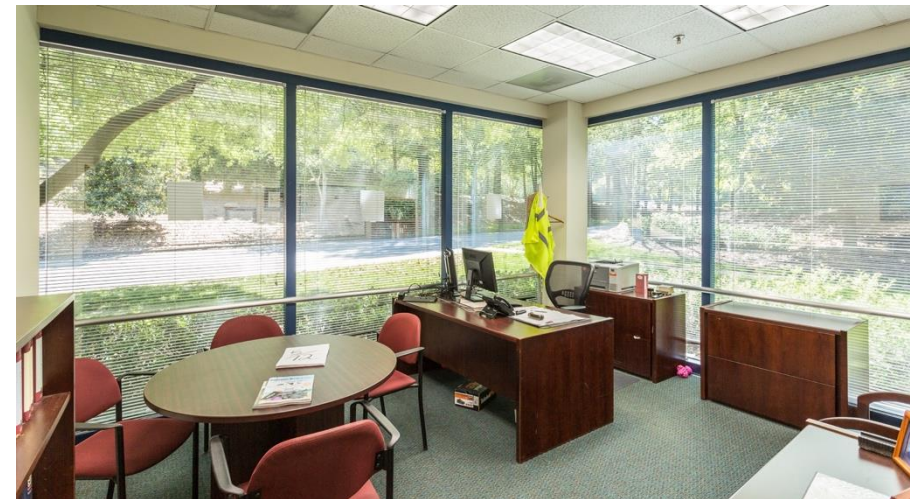


# Property Photos

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# Property Photos



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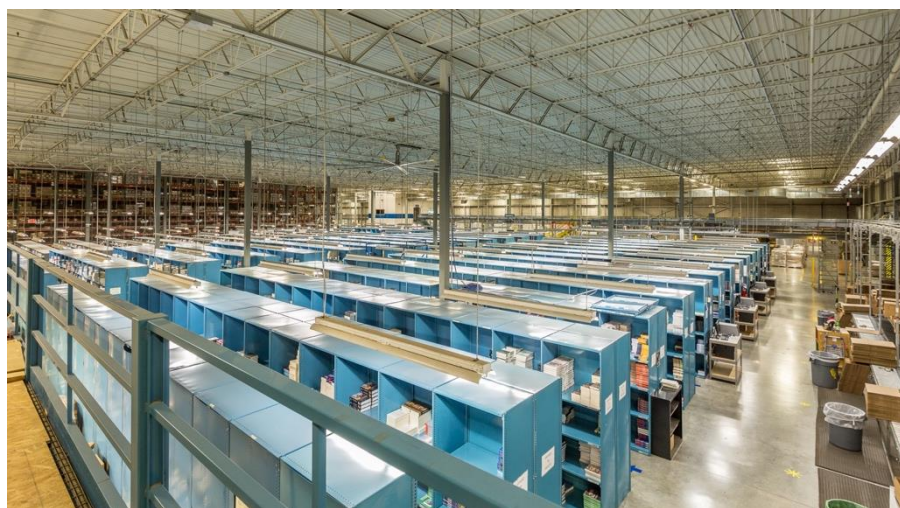
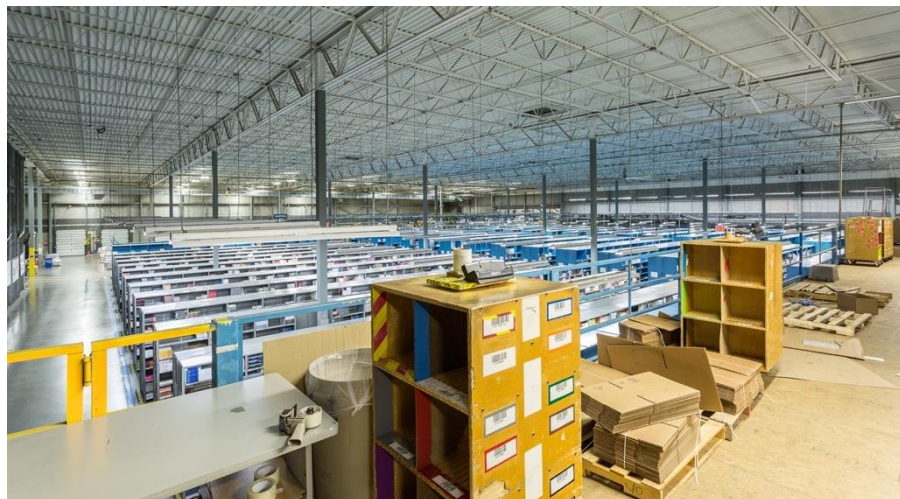


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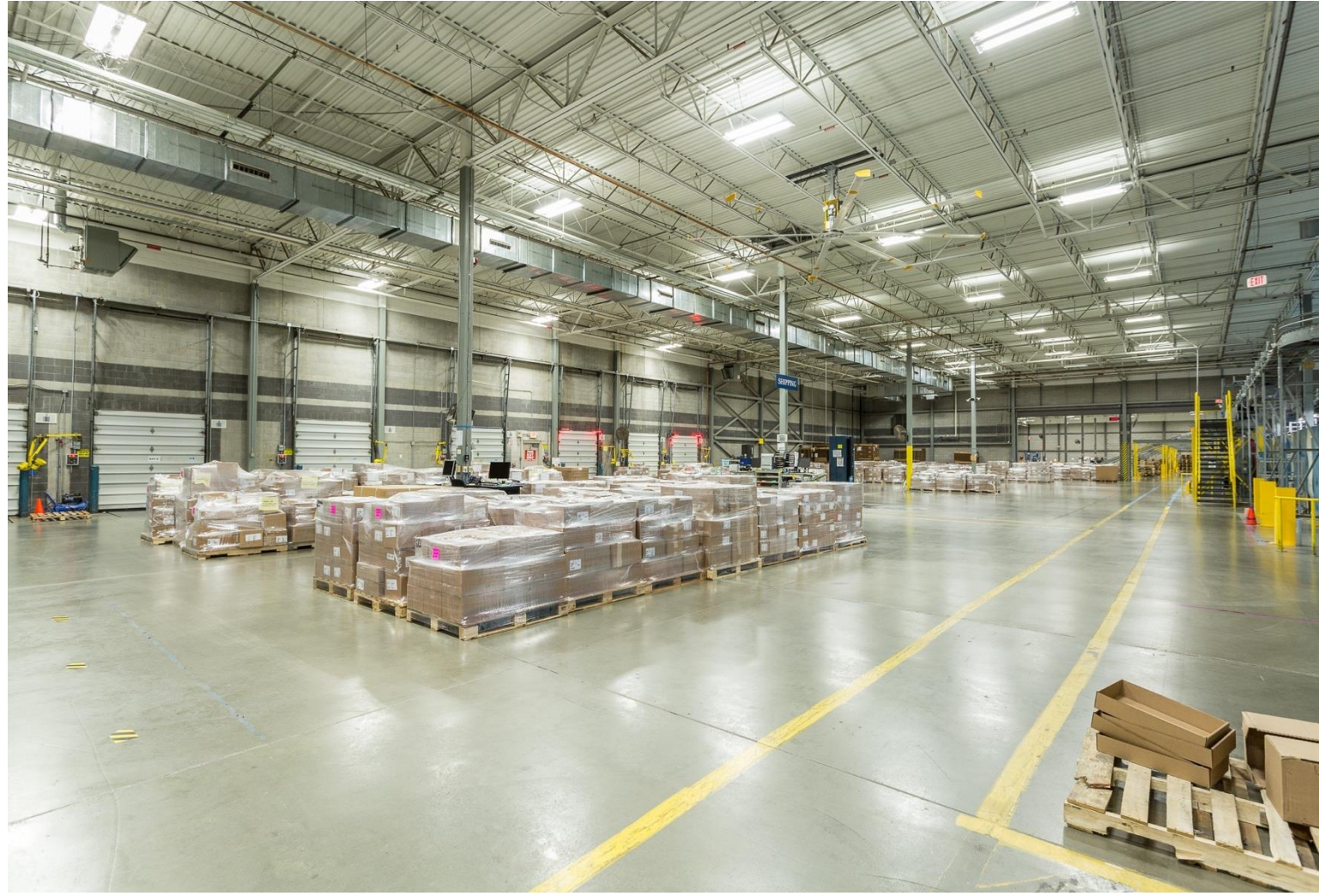




# Property Photos



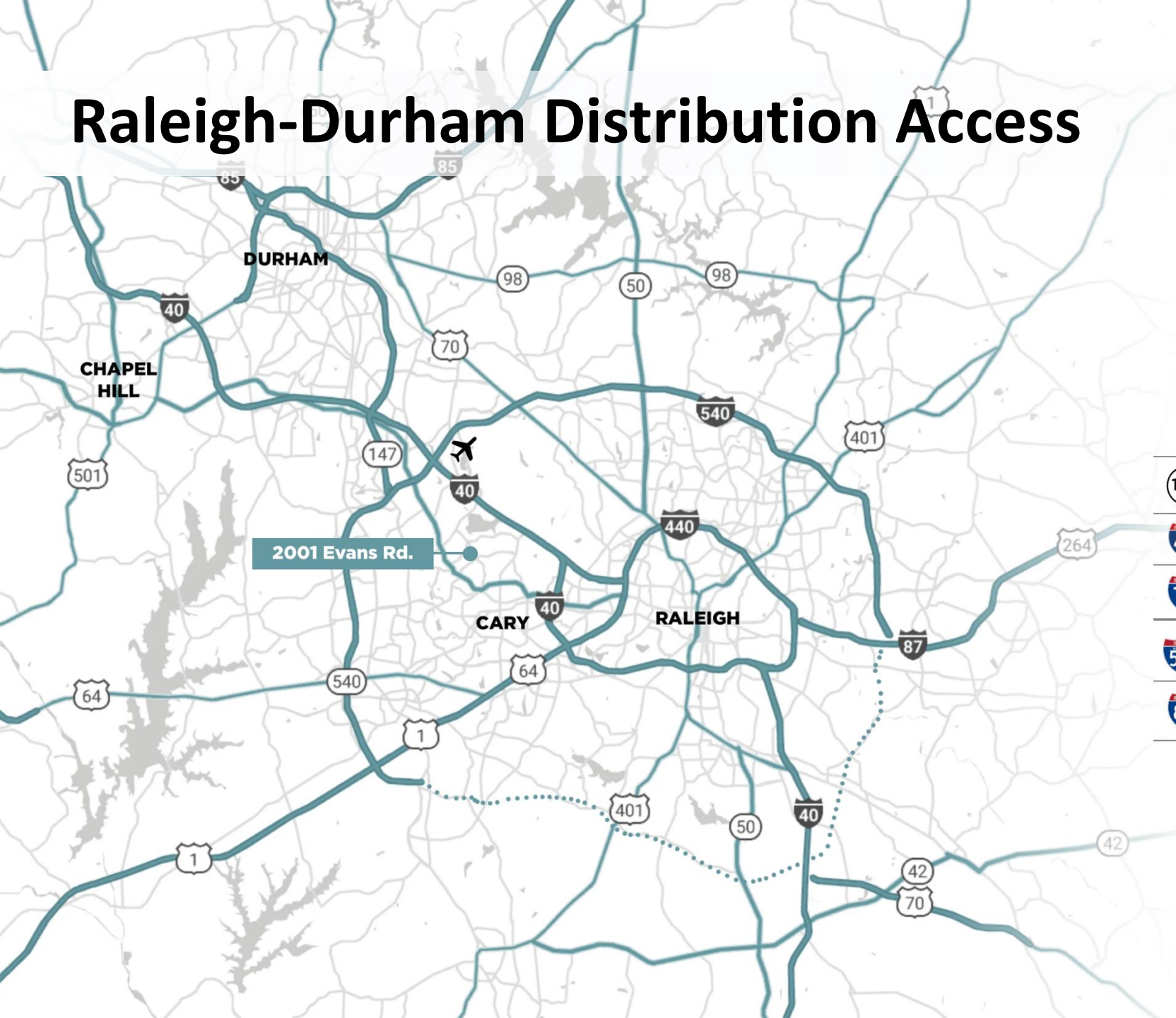
# Property Photos



# Property Photos








# Raleigh-Durham Distribution Access

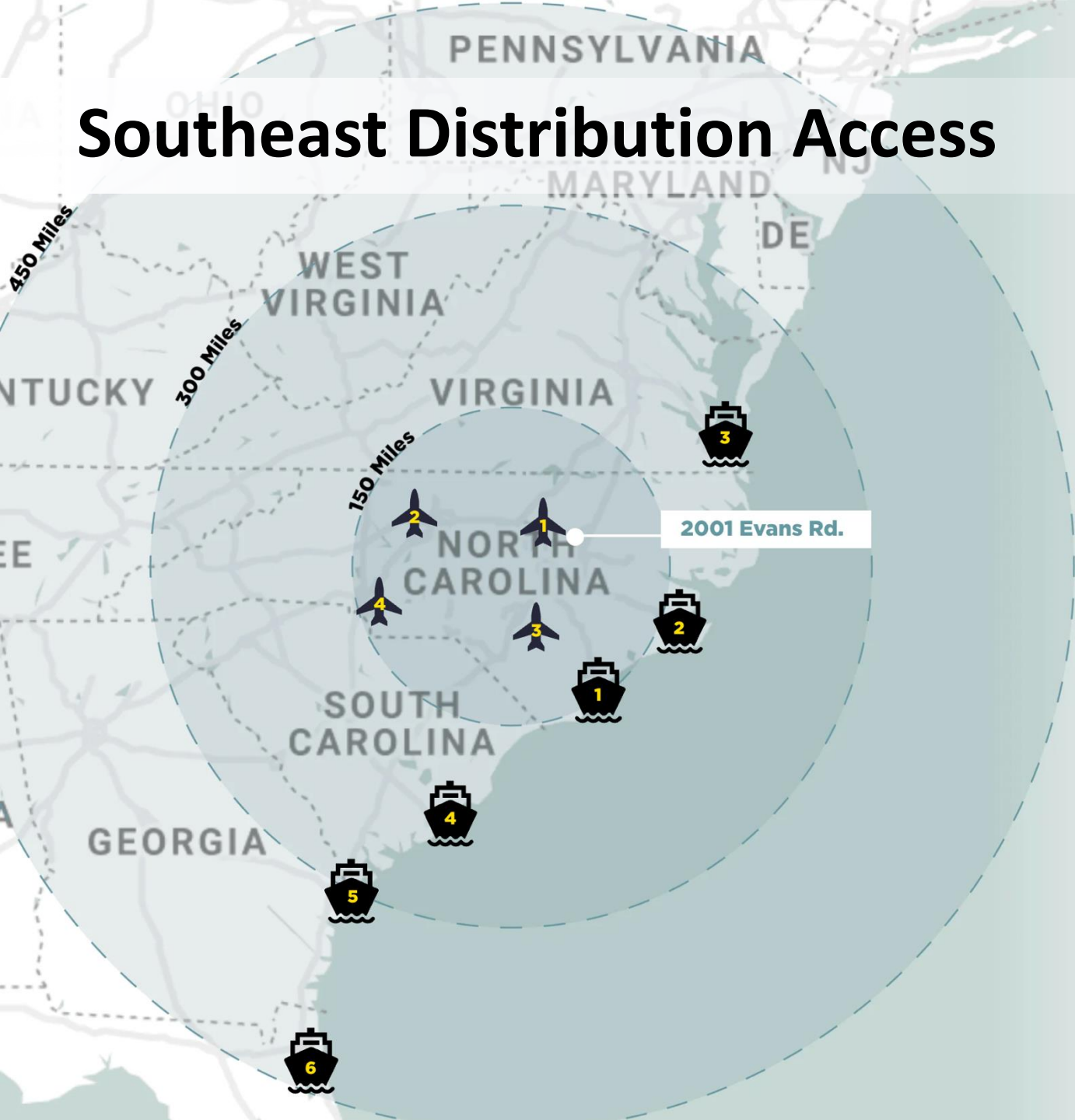


## OUP Building Distances

2001 Evans Rd. Cary, NC

Point of Interest	Distance (miles)
 Highway 147	6.4
 Interstate 40	3.4
 Interstate 70	9.6
 Interstate 540	5.4
 Interstate 85	20

# Southeast Distribution Access



## OUP Building Distances

2001 Evans Rd. Cary, NC

Airports	Distance (miles)
1. Raleigh-Durham International	4.4
2. Piedmont Triad International	81.9
3. Fayetteville Regional	70.6
4. Charlotte Douglas International	147

Seaports	Distance (miles)
1. Wilmington, NC	141
2. Morehead City, NC	162
3. Norfolk, VA	200
4. Charleston, SC	285
5. Savannah, GA	335
6. Jacksonville, FL	466

# Market Overview

## Cary Industrial Market

- Cary is a midsize submarket containing approximately 4.4 million square feet of industrial space
- Vacancies over the last 12 months remain consistent at 1.9% with around 14,000 sf of positive net absorption
- The submarket showed a 4.3% increase in rents and has noticed a slight 0.2% increase in area development.

## Residents & Jobs

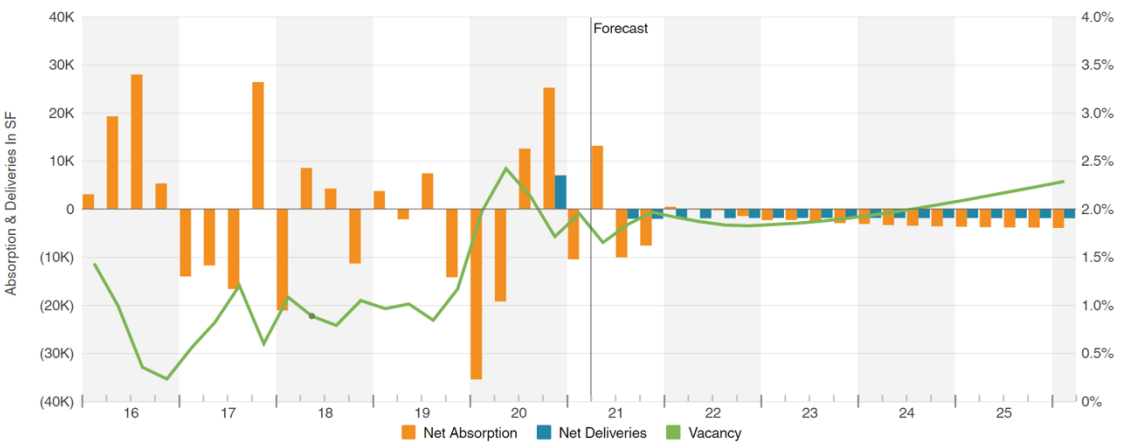
- Cary is home to 166,000 residents
- Major employers include SAS, Metlife and Credit Suisse
- Located within five miles of the Raleigh-Durham International Airport
- The Arboretum and Park West Village are within close- proximity offering an abundance of retail, dining, banking and hotel options.

## Education

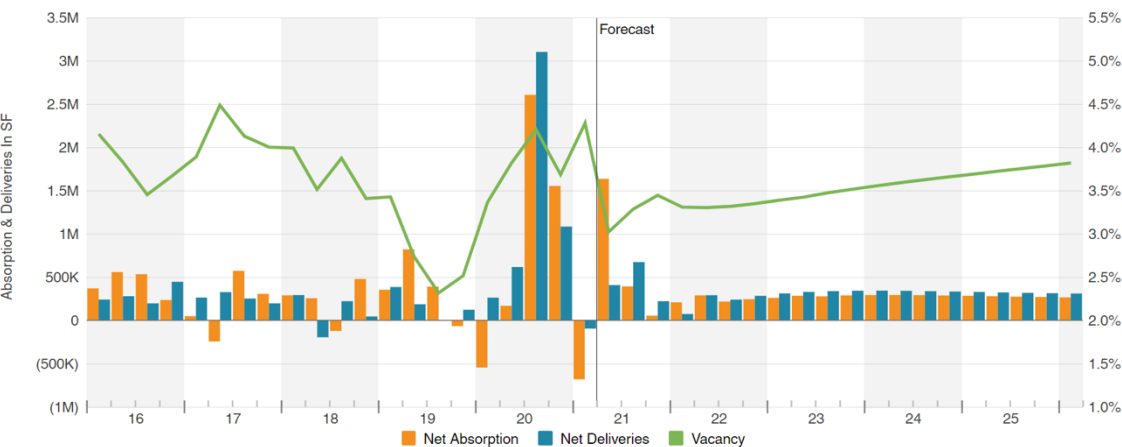
Higher Education is the cornerstone of the Raleigh-Durham Area. Home to the University of North Carolina (UNC) at Chapel Hill, North Carolina State University in Raleigh, Duke University in Durham, The Campbell Law School in Raleigh, Meredith College in Raleigh, Wake Tech Community College in Raleigh, Shaw University in Raleigh, William Peace University in Raleigh and others offering an abundance of educational opportunities for surrounding businesses.

The areas institutions are a major contributor to the region's overwhelmingly high-performance workforce.

Cary Market Breakdown



Triangle Market Breakdown



# Disclaimer

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Savills Inc, representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills, Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which many arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills, Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills, Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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